

TABERNACLE TOWNSHIP
LAND DEVELOPMENT BOARD
163 CARRANZA ROAD
TABERNACLE, NJ 08088
(609)268-1220

FEBRUARY 3, 2016

The meeting was called to order by Chairman McNaughton, who read the required announcement pursuant to the Open Public Meetings Act that adequate notice of the meeting had been provided by sending it to the Burlington CountyTimes in January, 2016, posting it on the official bulletin board of the Township, providing a copy to the Municipal Clerk, and mailing a copy of the notice to those persons who had requested a copy and posted the required fee for such service.

The following Board members were present: Joe Barton, Doug Cramer, Jim Ebersberger, Mark LeMire, Ray McCarty, Noble McNaughton, Denny Stevens, John Sandman and Susan Brandt. Members absent: Vince Conigliaro. Mr. Oiler arrived after roll call.

Ms. Stevens made a motion to approve the minutes from January 6, 2016. Mr. LeMire seconded the motion. All members voted in agreement.

The following Resolution was adopted:

**2016-5 TABERNACLE EMERGENCY SERVICES BLDG. – BLOCK 404,
LOT 16.11**

CARDINAL PAVING CO. – BLOCK 1001, LOTS 15.02, 15.03 & 20

Jeffrey Baron, Esq.

Variance/Minor Site Plan

By letter dated February 2, 2016, Mr. Baron requests that the application be carried to the April 6th meeting. Revised plans must be presented to Pinelands. All property owners within 200 feet will be re-noticed.

Ms. Stevens made a motion to carry the application to April 6. Mr. LeMire seconded the motion. All members voted in agreement.

FOUR B'S HOLDING COMPANY, LLC – BLOCK 314, LOT 12

Patrick McAndrew, Esq.

Major Site Plan

The applicant is requesting Preliminary and Final Site Plan approval to construct a 3675 square foot warehouse with office space. Variances are not required. The lot is located in the Regional Growth Commercial Zone, Tabernacle Granite is located on Lot 11.

Guy Baptiste, property owner, and Mike Avila, PE, were sworn in and gave testimony. Dan Guzzi, PE, reviewed his submission dated February 2, 2016. Four Bs also submitted a Certificate of Filing, dated December 1, 2008 and a Stormwater Management report. The Board discussed the number and size of parking spaces.

Mr. Barton questioned whether this was a manufacturing or retail business. Granite slabs are brought to the warehouse where they cut and finished to fit customer's needs.

The applicant will go to the Burlington County Health Department for septic approval.

Mr. LeMire made a motion to grant Preliminary and Final Site Plan approval. Ms. Stevens seconded the motion. All members voted in agreement, except for Mr. Barton and Mr. Ebersberger who were not in favor of the Site Plan.

TOWNSHIP COMMITTEE REPORT

Committeeman Barton commented on the great work done by Public Works on snow removal during the blizzard. Mr. Barton noted that Emergency Management was up and running and ready to help where needed.

On another matter, Chairman McNaughton referenced an article in the NJ Planner, cautioning members about making decisions based on Social Media information. Board members are to call Dan Guzzi for copies of any Google maps.

Dave Frank, Esq. held an educational session on variances vs waivers.

Having nothing further, the meeting was adjourned.